

GOLDBURN & WALKER
SOLICITORS
4 Courthouse Square
Rockville, Maryland
20850

TRUSTEE'S SALE

OF VALUABLE IMPROVED REAL ESTATE LOCATED IN THE BRADDOCK ELECTION DISTRICT, FREDERICK, MARYLAND.

The undersigned, Substituted Trustee, will sell the valuable real estate in the Braddock Election District, Frederick Maryland, and being described in a Deed of Trust which is dated March 29th, 1977 and recorded March 30th, 1977 in Liber 1013, Folio 1011, one of the land records of Frederick County, Maryland, from Steven C. Roberts and Dorothy J. Roberts, his wife, to John B. Gaul III, and Laurence K. Wagoner, Trustees, to secure FIRST NATIONAL BANK OF MARYLAND, noteholder.

Default having occurred in the payment of the said Deed of Trust Note securing said property by the Deed of Trust aforesaid, the undersigned Substituted Trustee will sell, at public auction in front of the Court House Door of the Circuit Court for Frederick County, Maryland, Frederick, Maryland, on

FRIDAY, JUNE 16th, 1978

At

11:00 O'CLOCK A.M.

Prevailing Time

LOT 68, SECTION SIX, in a subdivision known as Plat 2 of 2 SKYLINE ESTATES, as shown in Plat Book 11 at Plat 179, Braddock Election District, Frederick County, Maryland.

This property is improved with an "under construction" contemporary dwelling with cathedral ceilings consisting of foyer, living room with fireplace and wet-bar, dining room, kitchen, 3 bedrooms, laundry room and two baths, forced warm air heat, central air conditioning, two car garage, four concrete porches, well and septic system. The home is 70% completed. The following items are not completed:

1. Kitchen cabinets to be installed.
2. No appliances.
3. No hardwood flooring.
4. Hardware on doors missing.
5. Some trim work to be completed.
6. Rear window missing from second floor bedroom.
7. Water damage to drywall in family room ceiling area.
8. Bathroom vanities to be installed.
9. Interior steps to second floor and basement to be installed.
10. Installation of insulation where needed.
11. Installation of light fixtures, wall plugs.
12. Hook up of heating and air conditioning.
13. Hook up of hot water tank.
14. Completion of recreation room in basement.
15. Exterior painting.
16. Siding and trim work in rear.
17. Installation of gutters and rainspouts.
18. Final grading and seed/sod.
19. Installation of driveway.
20. Installation of garage doors.
21. Weather stripping on windows and doors.
22. Installation of air conditioning compressor.
23. Installation of oil tank.

The property is sold in "as is" condition.

The address of the property is Woodlyn Road, Braddock Heights, Frederick, Maryland.

TERMS OF SALE: A cash deposit of \$5,000.00 will be required at the time of sale, the balance in cash with interest at the rate of EIGHT and THREE-FOURTHS PERCENT (8¾) per annum from date of sale to date of payment, payable within five (5) days after final ratification of sale by the Circuit Court for Frederick County, Maryland.

The cost of conveyancing, recording, notary fees, state stamps, examination of title, and transfer taxes will be at the cost of the purchaser. State and County taxes if paid are to be adjusted to the date of sale, but if State and County taxes are unpaid, they will be borne by the purchaser. All public charges, if any, special or regular assessments to be adjusted to date of sale and thereafter assumed by purchaser. Terms of sale to be complied with at settlement to be held within five (5) days after ratification of said sale by the Circuit Court for Frederick County, Maryland; otherwise the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

For further information, contact Goldburn & Walker, attorneys for the Trustee, 301-762-6551.

THOMAS J. WALKER, JR.
SUBSTITUTED TRUSTEE

We hereby certify that Lot 68, Section 6, Plat 2 of 2 SKYLINE ESTATES, the property described in the annexed advertisement was this 16th day of June, 1978, sold to FIRST NATIONAL

BANK OF MARYLAND

for the sum of \$ 43,000.⁰⁰ it being the highest bidder and that the deposit was paid at the same time and place to the Substituted Trustee. Witness our hands and seals this 16th day of June, 1978.

J. Warren Streaker (SEAL)
J. WARREN STREAKER, AUCTIONEER

Thomas J. Walker, Jr. (SEAL)
THOMAS J. WALKER, JR. SUB. TRUSTEE

FIRST NATIONAL BANK OF MARYLAND (SEAL)
LAND PURCHASER

BY *Paul M. Picciotta* (SEAL)
PAUL M. PICCIOTTA, ~~RECEIVED~~
Regional Mortgage Loan Officer